

06 August 2025
L250806- SAV Cover Letter

The Savills logo consists of the word "savills" in a lowercase, red, sans-serif font, positioned on a bright yellow rectangular background.

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SUBMITTED VIA PLANNING PORTAL REF: PP-14212751

Dear Jennifer,

**SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
ERECTION OF TWO STOREY WAREHOUSE UNITS (USE CLASS B2 / B8), INCLUDING ANCILLARY
OFFICES AND TRADE COUNTERS, WITH ALL ASSOCIATED WORKS INCLUDING LANDSCAPING, CAR
PARKING AND ALTERATIONS TO ACCESS ARRANGEMENTS
FORMER ELECTRIUM SALES LTD SITE, 1934 SHARSTON ROAD, WYTHENSHAW
KIER SHARSTON LIMITED**

We write on behalf of the above client to apply for planning permission for the redevelopment of the above site to provide new industrial and logistics floorspace, along with all associated works, landscaping and access.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- This cover letter;
- The completed application forms and certificates;
- Planning and Economic Statement, undertaken by Savills;
- Air Quality Assessment, undertaken by Stantec;
- Biodiversity Net Gain Assessment, undertaken by Arbtech;
- Crime Impact Statement, undertaken by GM Police;
- Design & Access Statement, undertaken by Fletcher Rae Architects;
- Drainage Strategy, undertaken by Stantec;
- Energy Strategy and BREEAM Pre-Assessment, prepared by CHBS;
- Ground Investigation Report (Ph1 & Ph2), undertaken by Hydrock (now Stantec);
- Landscape & Planting Plans, undertaken by TPM;
- Preliminary Ecological Appraisal and Preliminary Roost Assessment, undertaken by Arbtech;
- Transport Assessment, undertaken by SWECO;
- Travel Plan, undertaken by SWECO;
- Tree Survey and Arboricultural Impact Assessment, undertaken by Arbtech;
- The following plans/ drawings, undertaken by Fletcher Rae Architects;
 - Dwg Ref: 25006-HFR-AV-XX-DR-A-0100-P04 – Site Location Plan
 - Dwg Ref: 25006-HFR-AV-XX-DR-A-0101-P04 – Existing Site Plan
 - Dwg Ref: 25006-HFR-AV-XX-DR-A-0501-P06 – Proposed Site Plan
 - Dwg Ref: 25006-HFR-AV-XX-DR-A-0901-P01 – Proposed Boundary Treatment Plan
 - Dwg Ref: 25006-HFR-AV-XX-DR-A-0902-P01 – Proposed Cycle Provision
 - Dwg Ref: 25006-HFR-AV-XX-DR-A-0903-P01 – Proposed External Waste Enclosure
 - Dwg Ref: 25006-HFR-V1-XX-DR-A-9001-P03 – Unit 1 – Proposed Ground Floor GA Plan
 - Dwg Ref: 25006-HFR-V1-XX-DR-A-9002-P03 – Unit 1 – Proposed First Floor GA Plan

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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- Dwg Ref: 25006-HFR-V1-XX-DR-A-9003-P02 – Unit 1 – Proposed Roof Plan
- Dwg Ref: 25006-HFR-V1-XX-DR-A-9004-P06 – Unit 1 – Proposed GA Elevations
- Dwg Ref: 25006-HFR-V1-XX-DR-A-9005-P02 – Unit 1 – Proposed GA Sections
- Dwg Ref: 25006-HFR-V2-XX-DR-A-9001-P03 – Unit 2 – Proposed Ground Floor GA Plan
- Dwg Ref: 25006-HFR-V2-XX-DR-A-9002-P03 – Unit 2 – Proposed First Floor GA Plan
- Dwg Ref: 25006-HFR-V2-XX-DR-A-9003-P02 – Unit 2 – Proposed Roof Plan
- Dwg Ref: 25006-HFR-V2-XX-DR-A-9004-P06 – Unit 2 – Proposed GA Elevations
- Dwg Ref: 25006-HFR-V2-XX-DR-A-9005-P02 – Unit 2 – Proposed GA Sections
- Dwg Ref: 25006-HFR-V3-XX-DR-A-9001-P03 – Unit 3 – Proposed Ground Floor GA Plan
- Dwg Ref: 25006-HFR-V3-XX-DR-A-9002-P03 – Unit 3 – Proposed First Floor GA Plan
- Dwg Ref: 25006-HFR-V3-XX-DR-A-9003-P02 – Unit 3 – Proposed Roof Plan
- Dwg Ref: 25006-HFR-V3-XX-DR-A-9004-P05 – Unit 3 – Proposed GA Elevations
- Dwg Ref: 25006-HFR-V3-XX-DR-A-9005-P02 – Unit 3 – Proposed GA Sections

As the application has been submitted electronically via the Planning Portal website (**PP-14212751**), the requisite application fee has been paid by BACS transfer.

Conclusion

The technical plans and documents listed above are those which have been agreed are required in order for the Local Planning Authority to register and determine the application.

The plans and documents submitted confirm that the proposal accords with the development plan and there are no material considerations which outweigh the presumption in favour of development. Accordingly, the application should be approved and planning permission granted pursuant to Section 38(6) of the Planning and Compulsory Purchase Act 2004.

We trust that the details included within this submission provide you with sufficient information to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Katie Parfett or Brad Wiseman at these offices.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Savills", written in a cursive, flowing style.

Savills (UK) Limited
Planning